



REF: # 13348

LA NUCIA/POLOP (EL TOSAL)



INFO

PRICE:	310.000 €
PROPERTY TYPE:	Townhouse
CITY:	La Nucia/Polop (El Tosal)
BEDROOMS:	3
Bathrooms:	2
Build (m2):	168
Plot (m2):	196
Terrace (m2):	-
Year:	2006
Floor:	1
Old price	-



DESCRIPTION

Fantastic corner townhouse built in 2006, located in the peaceful residential area of El Tossal, ideally situated between La Nucía, Altea and Alfaz del Pi. The property features a spacious private front patio with room to park several vehicles, as well as direct access to the internal garage. The main floor offers a bright living-dining room with access to a balcony, a separate kitchen with utility room, one bedroom and a fully fitted bathroom with a walk-in shower. Upstairs there are two bedrooms, both with fitted wardrobes and access to balconies. The master bedroom enjoys a large terrace with beautiful views of the Sierra Bernia. This floor also includes a spacious bathroom with a bathtub. The semi-basement level houses the garage, a storage area and a versatile space that can easily be converted into a games room, gym, office or additional living area. The property benefits from pre-installation for ducted air conditioning (connection pending) and natural gas central heating with radiators, ensuring year-round comfort. The development offers a communal swimming pool and green areas with parks in a quiet, family-

friendly environment. Its excellent location allows you to reach Altea, Alfaz del Pi, La Nucía town centre and Altea Beach in approximately 10 minutes by car. Supermarkets, schools, restaurants and all essential amenities are just 5 minutes away. A spacious and versatile home, ideal as a permanent residence or holiday home on the Costa Blanca.

Additional Information: Purchase costs are to be borne by the buyer and include 9% Property Transfer Tax (ITP), or VAT where applicable, together with notary fees, Land Registry fees and conveyancing/administrative costs, all subject to final calculation.



STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
Contemporary	- Panoramic views - Mountain views	- Central airconditioning - Kitchen - Bedrooms	Beach : 5 Km Airport: 40 Km Town center : 5 Km
ORIENTATION	PARKING	TAX	FLOORING
North	Garage no Cars : 2	Community : 350 €	- Marble floors - Stone floors
KITCHEN	GARDEN AND TERRACES	HEATING	ENERGETIC CERTIFIED
- Closed kitchen - Equipped kitchen - Granite countertop	- Open terrace - Exterior lights - Play Ground - Stone walls - Private garden	- Central gas heating - Radiators	A In wardrobes B Reinforced door C Double glazed windows D Storage room E Room F G IN PROGRESS

"OUR EXPERIENCE IS YOUR GUARANTEE"